



High Oaks, Town Hill, Lamberhurst, Kent, TN3 8EP

Guide Price £1,150,000

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est. 1828  
**bracketts**



Offered for sale is this detached 3-4 bedroom family home situated in an elevated position accessed via a private drive. Sitting in approximately 1.2 acres (TBV) in the heart of Lamberhurst village with views across open countryside and adjacent to Lamberhurst Vineyard to the west. We recommend viewing at your earliest convenience. Internally the property has been modernised throughout and comprises, entrance hall, open to large open plan modern kitchen / dining / family area. Inner hall with pantry cupboards leads to utility / boot room & cloakroom WC. A large triple aspect sitting room with log burning stove and a views over the valley and rear garden. To the first floor there is flexible accommodation which comprises family bathroom, three double bedrooms with two en suite facilities. There is a stair case in one of the rooms that leads to a further bedroom (This room could be used as an annexe or split level master bedroom with upstairs dressing room) currently used as a second lounge / play room. The private driveway provides parking for numerous vehicles and leads to an integrated store area. There is a detached brick built building with power & light adjacent to the house, which is currently set up as a home office & gym. Gardens are mainly laid to lawn with mature shrubs & tree screening. Further benefits include 15 x solar panels and a 9KW battery.

3-4 Bedrooms

Detached Family Home

Elevated Position With Far Reaching Views

Open Plan Modern kitchen / Dining Area

Pantry / Utility / Boot Room

Modernised Family Bathroom & Two En Suites

Private Driveway

Detached Home Office & Solar Panels

Mature Gardens Approx 1.2 Acres (TBV)

Solar Panels & 9kw Battery

Viewing Highly Recommended







### LOCATION: Lamberhurst

A21 - 1 mile. Frant station 4.7 miles (London Bridge from 50 minutes). Wadhurst 4.2 miles (London Bridge from 54 minutes). Tunbridge Wells 7.5 miles (London Bridge from 44 minutes). Tonbridge 10.5 miles (London Bridge from 38 minutes). M25(J5) 19 miles. Gatwick airport 31 miles. London 45 miles. (All times and distances approximate)

The property is located in the heart of the popular village of Lamberhurst which has a picturesque central village green, local shops, primary school, pubs/restaurants, church and golf course. Nearby Tunbridge Wells provides a more comprehensive choice of shopping, leisure, cultural and commercial facilities including health clubs, theatres and multi-screen cinema complex. The A21 is easily accessible providing connections to the M25 motorway network and London Heathrow, Gatwick and Stansted airports. There are a number of mainline stations within close proximity of the property with regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Marys Primary school in Lamberhurst, Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge.

Leisure amenities include golf at a number of courses in the vicinity; sailing and fishing at Bewl Water and on the south coast; walking and off-road cycling at Bedgebury

### ADDITIONAL INFORMATION:

Council Tax Band G  
Double Glazed Windows  
Solar Panels & 9KW Battery

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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## Town Hill, Lamberhurst, Tunbridge Wells, TN3

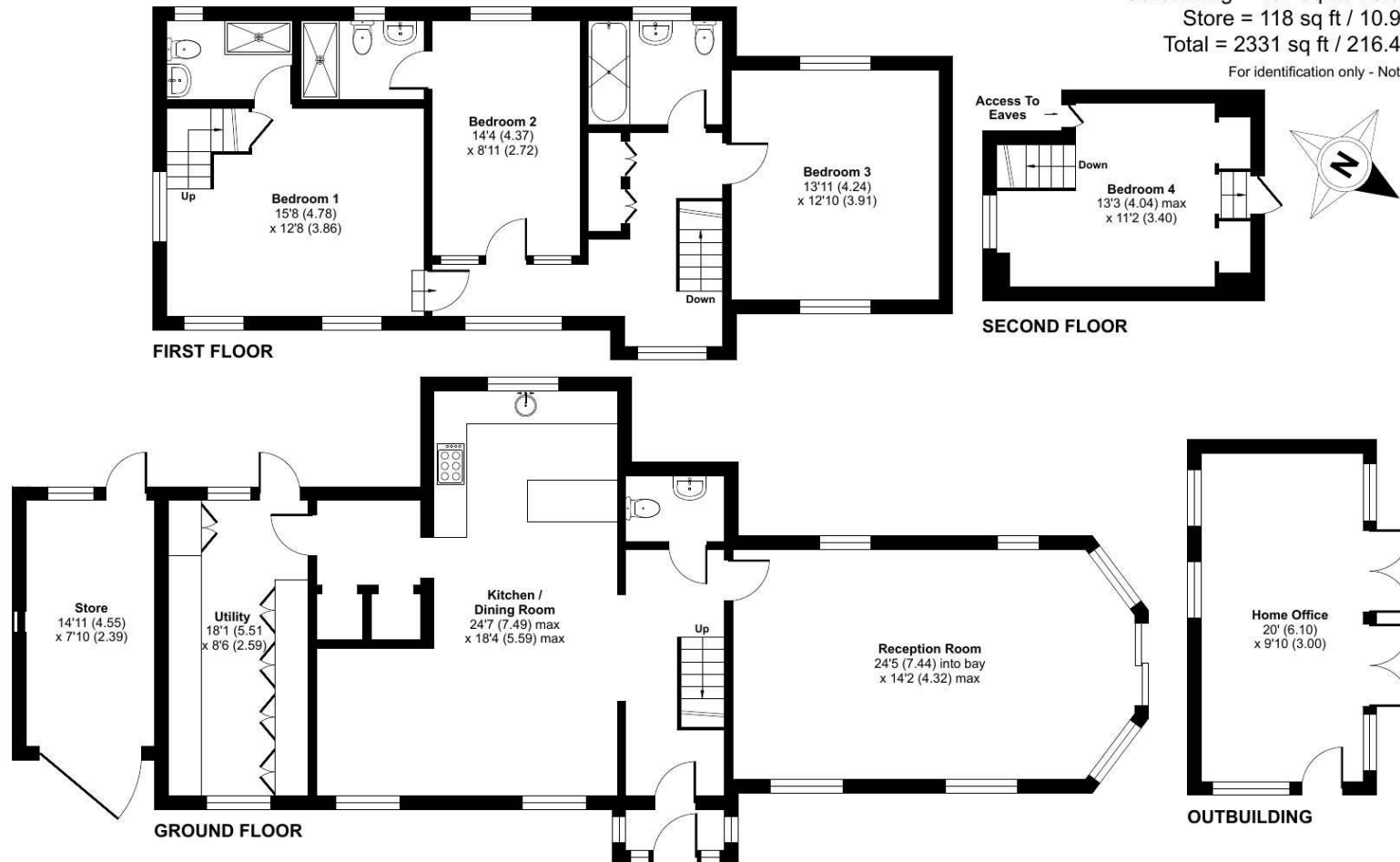
Approximate Area = 2016 sq ft / 187.2 sq m

Outbuilding = 197 sq ft / 18.3 sq m

Store = 118 sq ft / 10.9 sq m

Total = 2331 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts LLP. REF: 1078960